

ARTICLE X: DEFINITIONS

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Chapter 19.900

Definitions

19.900.010 Purpose and Applicability

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this Article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations – Terminology). For terminology used in the Zoning Code but not defined in this Title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

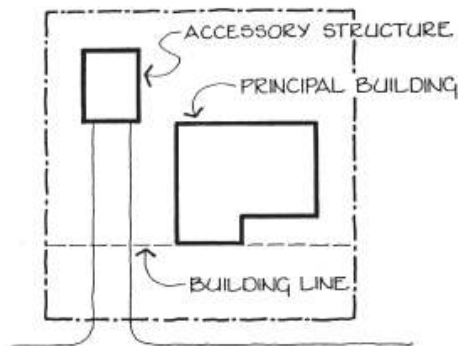
19.910.020 “A” Definitions

Abandon

To cease to use, operate or occupy.

Accessory building or structure

A building, part of a building or structure, portable building including a cargo container, pool, spa fence or wall which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.



Accessory dwelling unit

See [dwelling unit, accessory](#).

Accessory living quarters

See [dwelling unit, accessory](#).

Accessory Use

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Acreage, gross

The total land area in acres within a defined boundary including any area for public rights-of-way, public streets and dedications of land for public use. *See definition in the General Plan.*

Acreage, net

That portion of gross acreage exclusive of public streets, rights-of-way and dedications of land for public uses. *See definition in the General Plan.*

Adult arcade

See [9.40.020](#).

Adult bookstore

See [9.40.020](#).

Adult cabaret

See [9.40.020](#).

Adult Day Care Facility

[See Day Care Facility – Adult](#)

Adult Day Care Home

[See Day Care Home – Adult](#)

Adult hotel/motel	See 9.40.020 .
Adult motion picture theater	See 9.40.020 .
Adult theater	See 9.40.020 .
Adult-oriented business	Any business as defined in Chapter 19.250 of the Zoning Code and Chapter 9.40 of Title 9.
Agricultural use	<p>The use of land for the commercial or non-commercial purpose of planting, growing, raising, and harvesting of crops, livestock, or poultry; all of which shall be subject to any applicable state license, to a conditional use permit where required under this Code, and to the limitations and exclusions presented in this definition or as set forth for specific zones created under this Code.</p> <p>"Planting, growing, raising, and harvesting" as applied to crops shall not be understood or construed to include milling, mulching, recycling, or other processing treatment of any kind.</p>
Agricultural field office	A building or mobile coach used to perform administrative and support services associated with the conducting of commercial agricultural enterprises on- or off-site, said services including bookkeeping, telephone and mail contact, employee dispatching and meeting, security and similar activities, but excluding residential use. This definition does not include similar uses conducted in the residence or a permitted accessory building by the occupant of an agricultural property for the management of agriculture principally on that property.
Alcohol & drug free residential recovery home (sober living home)	Any residential structure or unit, which houses two or more persons, unrelated by blood, marriage or legal adoption, in exchange for monetary or non-monetary consideration for persons who are recovering from problems related to alcohol or drug misuse or abuse and the facility does not provide alcohol or drug recovery or treatment services on-site, thereby not requiring a license from the State.
Alcohol & drug treatment facilities	Any premises, place or building that provides 24-hour residential non-medical services to two or more persons, unrelated by blood, marriage or legal adoption, in exchange for monetary or non-monetary consideration, who are recovering from problems related to alcohol or drug misuse or abuse, and who need drug or alcohol recovery treatment or detoxification services. A license from the State of California is required.
Alcohol Sales – Off-site	The sale of beer and wine (off-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers for consumption off the premises.
Alcohol Sales – On-site	The sale of beer and wine (on-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.
Alley	A public or City approved private way permanently reserved as a secondary means of access to abutting property.
Animal, domestic	A small animal of the type generally accepted as a pet, including dog, cat, rabbit, songbird, rodent, and the like, but specifically excluding chickens, ducks, geese, hoofed animals, swine (except pot-bellied pigs) and any other non-domestic animal.

Animal, Non-domestic	Any animal other than a domestic animal typically kept in a coop, corral, stable, or pen, including but not limited to equine, bovine, porcine and ratite (e.g., ostrich, emu and rhea) species and any variety of fowl.
Antenna	A system of wires, poles, rods, reflecting discs or similar devices used for the transmission, reception or both of electromagnetic radiation waves.
Antenna, amateur radio	Any antenna used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communication Commission (FCC).
Apartment house	Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as a home or residence of two or more households living independently of each other and doing their own cooking in an independent unit of said building, and shall include flats and apartments. See also dwelling unit, multi-family .
Apartment project, community	See community apartment project .
Apartment unit	See dwelling unit, efficiency .
Approving Authority	The designated planning agency responsible for the review and action on land use and development permits and approvals.
Appurtenance	A subordinate or adjunct portion of a structure.
Arcade	An establishment containing four or more electronic amusement devices, such as video games, pinball machines, internet computer cafes and the like. This definition shall not apply to restaurants or recreational premises, such as bowling alleys or skating rinks, where an arcade is clearly incidental to the primary use and providing less than 25% of its gross revenue.
Architectural element	A design element incorporated into a freestanding sign for the purpose of making the sign directly reflect the architecture of the building(s) which house(s) the business(es) it identifies. Architectural elements, not including any advertising message, may increase the maximum allowable size of a sign by up to twenty-five percent, subject to Design Review staff or Cultural Heritage Board review and approval.
Articulation	Clear and distinct separation between design elements such as materials, walls and architectural details. See <i>definition in Citywide Design Guidelines</i> .
Assemblies of People – Entertainment	A use or indoor facility that provides for the gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide passive or active entertainment - for a fee or for no fee – for those people so assembled. Examples include but are not limited to assembly halls, live theaters, movie theaters, sports facilities, exhibitions and convention halls, auditoriums not associated with another primary permitted use and dance facilities.
Assemblies of People – Non-Entertainment	A use or indoor facility that provides for the noncommercial gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide a location for meetings, religious assemblies, clubs, fraternal service organizations and similar activities for those people so assembled.

Assemblies of People – Non-Entertainment – Storefront

An assemblies of people – non-entertainment located within an existing building in a multi-tenant [industrial](#), [commercial](#) or [office complex](#).

Assembly hall

A structure for groups of people to gather for an event or regularly scheduled program. Places of public assembly include but are not limited to arenas, religious institutions, lecture halls, banquet facilities and similar facilities.

Assisted living facility

A special combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of persons who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential. *See definition in General Plan.*

Association

A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

Attic

The uninhabitable space between the upper surface of the top floor and the roof above. An attic is not a covered story.

Auction house

A business operating either as a full time enterprise or temporary use, involved in the public sale of property to the highest bidder.

Auditorium

A stand-alone room, hall, or building used for public gatherings. For the purpose of this definition, an auditorium associated with a permitted educational facility is not considered a stand-alone room, hall, or building.

Auxiliary dwelling unit

See [dwelling unit, auxiliary](#).

Average natural slope

The average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

Where: S = average natural slope in percent
I = natural contour interval in feet
L = length of natural contours in feet
A = acres of property (parcel of record existing on November 13, 1979)
0.002296 = constant which converts square feet into acres and expresses slope in percent

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

19.910.030 “B” Definitions

Bachelor unit

See [dwelling unit, efficiency](#).

Bail bonds facilities

A facility that provides bail bonds, documents which ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

Bar

An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Basement	A building story partly or totally underground. For purposes of building height regulations contained in this Title, a basement is not considered a story if the ceiling of the basement is four feet or less above the elevation of the lowest point of the surface of the land at the perimeter of the structure.
	Add Graphic Here
Bed and breakfast inn	A building or buildings originally constructed for residential purposes, in which paying guests may be lodged, including meal service, for up to 30 days.
Beverage container	Any individual bottle, can, jar, carton or similar receptacle which is redeemable pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other aluminum beverage container.
Beverage container, recycling facility	See recycling facility, beverage container .
Billiard Parlors	A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token or other mechanical device.
Block	An area of land within a subdivision entirely bounded by streets, or bounded in part by streets and in part by the exterior boundary of the subdivision. <i>See definition in Title 18.</i>
Boardinghouse	A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. The definition does not include assisted living facility where medical services are involved.
Boarding of Animals	Any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarian duly licensed under the law
Body piercing	The creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, piercing of an ear, lip, tongue, nose, naval or eyebrow. Body piercing does not include piercing an ear with a disposable single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear a method commonly used in jewelry and department stores to pierce ears.
Building	See the definition of "building" as defined in Title 16 .
Building area	The sum in square feet of the ground area occupied by all buildings and structures on a lot.
Building coverage	A percentage figure referring to that portion of a lot covered only with principal and accessory buildings.
Building frontage	See frontage, building .

Building height The vertical distance measured from the highest point of the roof or parapet wall of the uppermost story to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.

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Building line See [setback building line, front](#), [setback building line, rear](#) or [setback, building line, side](#).

Building pad A relatively flat site, having a grade of five percent or less, which is designed to be occupied by buildings and is prepared by artificial means, including grading, excavating, filling or any combination thereof.

Building principal See [principal, building](#).

Building setback line, front See [setback building line, front](#).

Building setback line, rear See [setback building line, rear](#).

Building setback line, side See [setback, building line, side](#).

Building site See [site, building](#).

Building story See [story, building](#).

Building wall The vertical, exterior surface of a building or structure. *See definition in Design and Sign Guidelines.*

Bulk storage The warehousing of materials or finished goods in an enclosed structure.

Bus Stop A bus stop is generally characterized as a single point of access to and from a local bus line that stops to pick up or deposit passengers at regular and generally short time periods or headways, and is not completely enclosed.

Bus terminal A passenger station for publicly or privately operated bus lines. A bus terminal is generally a major destination point and characterized as a transfer point between local bus lines or other modes of transportation and intercity and interstate bus operations. A bus terminal may or may not include indoor operational facilities. A bus stop is not a bus terminal.

Business Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.

Buy-back recycling center See [recycling center, buy-back](#).

19.910.040 “C” Definitions

California beverage container recycling center See [recycling center, California beverage container](#).

Canopy A fixed overhead shelter used as a roof, which may or may not be attached to a building. *See definition in Design and Sign Guidelines and the Downtown Specific Plan.*

Caretaker living quarters, agricultural A dwelling unit located on a property zoned RA-5 which is a subsidiary use to the principal dwelling unit situated on that property

Caretaker living quarters, dwelling unit	A single-family dwelling unit accessory to an agricultural, professional, commercial or industrial use for occupancy by the owner/caretaker.
Caretaker living quarters, during construction	Temporary living quarters located on a property whereon a building permit has been lawfully issued to construct a permanent building. The temporary quarters may be used for residential or sleeping purposes during construction and may be situated in a trailer, motor home or mobile home.
Cargo container	A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or (2) designed for or capable of being mounted or moved on a rail car; or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.
Carport	An accessory building open on at least one side designed or used for shelter or storage of vehicles.
Carwash	See vehicle wash facility .
Cemetery	Any property used for the burial or internment of the dead, including crematories, mausoleums, columbaria, mortuaries or chapels operated in connection with and located within the cemetery grounds.
Center, multi-tenant site or center	See complex, commercial .
Center, shopping	Same as complex, commercial .
Check cashing facilities	A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facilities" do not include a State or Federally chartered bank, savings association, credit union or industrial loan company. "Check cashing facilities" also does to include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.
Child care center	See day care center .
Christmas tree lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands.
Church	See religious assembly .
Circus	A temporary outdoor amusement center, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales or small-scale games.
Clear visibility triangle	An area of clear cross-visibility at an intersection unobstructed by structures or landscaping. Clear-visibility triangles are located at any corner formed by the intersection of two streets. The required clear cross-visibility area shall be a triangle having two sides fifteen-feet long extending along the curb line of each street.

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Clinic, medical or dental	As used in this Title, "clinic" is defined in Sections 1200-1209 (California Health and Safety Code). A clinic is an organized outpatient health facility which provides direct medical, surgical, dental, optometric, podiatric, psychological advice, services, or treatment to patients who remain less than 24 hours, and which may also provide diagnostic or therapeutic services to patients in the home as an incident to care provided at the clinic facility.
Club	A nonprofit association of persons who are bonafide members paying dues, use of premises being restricted to members and their guests, but not including "nightclub" groups organized primarily to render a service which is customarily carried on as a business.
Coach, commercial	See commercial coach .
Combustible	See Fire Code.
Commerce	See business .
Commercial coach	A vehicle with or without motive power designed and equipped for human occupancy for professional, commercial or industrial purposes, including a mobile home.
Commercial complex	See complex, commercial .
Commercial storage	A commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse or self-storage) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.
Common area	Land amenities, parts of buildings, central services and utilities and any other elements, facilities or spaces owned and used by all unit owners and designated in the master deed as common elements.
Common interest development	Any of the following: 1) a community apartment project; 2) a condominium project; 3) a planned development; or 4) a stock cooperative.
Common usable open space	Open areas within a multiple-family or planned residential development project which are to be used for scenic, landscaping or recreational purposes by all the residents of the project. Common usable open space does not include land occupied by streets, driveways, parking areas, service areas, discrete landscape planters or required front and street side yards; provided, however, that land occupied by recreational structures and facilities may be counted as common usable open space.
Community apartment project	A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon (California Civil code § 1351 (d)). <i>See definition in Title 18.</i>
Complex, commercial	A group of three or more commercial uses on a single parcel or contiguous parcels which function as a common commercial area including those which utilizing common off-street parking and access.
Complex, industrial	A group of three or more industrial uses on a single parcel or contiguous parcels, which function as a common industrial area including those which utilizing common off-street parking and access.
Complex, office	A group of two or more office uses on a single parcel or contiguous parcels, which function as a common office area including those utilizing common off-street parking and access.

Conditional use	A use that, because of special requirements or characteristics, may or may not be allowed in a particular zoning district only after review by the Approving Authority and the granting of conditional use permit approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional use permits are issued for uses of land and may be transferrable from one owner of the land to another.
Conditional use permit	A discretionary permit issued by the City authorizing establishment and operation of a conditional use at a particular location.
Condominium	An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial or commercial building on such real property such as an apartments, office or store. <i>See definition in Title 18 and the General Plan.</i>
Condominium conversion	The conversion and subdivision of a single-ownership parcel of existing improved real property into a form of ownership for residential, commercial or industrial purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives or planned unit developments. <i>See definition in Title 18 and the General Plan.</i>
Condominium project	A development consisting of condominium units established in conformance with State law. <i>See definition in Title 18 and the General Plan.</i>
Condominium subdivision plan	The drawings attached to the master deed for a condominium subdivision project which describe the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained in the condominium subdivision project as well as the nature, location and size of common elements. <i>See definition in Title 18.</i>
Construction caretaker housing	See caretaker living quarters during construction .
Construction period sign	See sign, construction period .
Contractor storage yard	Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.
Convalescent home	A facility that provides nursing services and custodial care on a 24-hour basis for individuals who for reasons of illness, physical infirmity or advance age, require such services.
Convenience store	See store, mini-mart .
Convenience zone	Any geographic area designated by the California Department of Conservation as requiring the presence of one or more recycling facilities, mobile recycling units or reverse vending machines pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.
Corner lot	See lot, corner .
Corridor access lot	See lot, flag .

Court	An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings.
Covenants, conditions and restrictions (CC&RS)	A set of private agreements written and agreed to by a group of property owners which sets down certain rules and regulations governing the development and use of their properties. The CC&R's may also reflect certain conditions and restrictions imposed and enforced by the City.
Cul-de-sac	A street having only one outlet for vehicular traffic and ending in a turnaround. <i>See definition in Title 18 and the General Plan.</i>
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Curb line	The line of the face of a curb nearest to the street or roadway.
Cyber café	See arcade .

19.910.050 “D” Definitions

Day care center	A child day care facility other than a family day care home, including infant centers, preschools, extended day care facilities and school-age child care centers. (see California Health and Safety Code Section 1596.76).
Day care facility – Adult	A facility which provides supervision and non-medical care for more than 6 adults, including elderly persons, on a less than 24-hour basis.
Day care home – adult	A home which provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.
Day care home, family	A home that regularly provides care, protection and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than 24 hours per day, while parents or guardians are away, and is either a large family day care home or a small family day care home (see California Health and Safety Code Section 1596.78 a).
Day care home, large family	<p>A home that provides family day care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home and can go up to fourteen (14) children if all of the following conditions are met:</p> <ol style="list-style-type: none"> (1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age. (2) No more than three (3) infants are cared for during any time when more than twelve (12) children are being cared for. (3) The licensee notifies a parent that the facility is caring for two additional school-age children and that there may be up to thirteen (13) or fourteen (14) children in the home at one time. (4) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 b and Section 1597.465).

Day care home, small family

A home that provides family day care for up to six (6) children, including children under the age of ten (10) years who reside at the home and can go up to eight (8) children in all of the following conditions are met:

- (1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.
- (2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for.
- (3) The licensee notifies each parent that the facility is caring for two (2) additional school-age children and that there may be up to seven (7) or eight (8) children in the home at one time.
- (4) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 c and Section 1597.44).

Department store

See [store, department](#).

Design flood

See [flood, design](#).

Designated floodway

See [floodway, designated](#).

Development

As used in this Title, "Development" has the meaning of Section 65927 (California Government Code or CGC) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations and storage of materials. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021 (CGC) or a "reorganization", as defined in Section 56073 (CGC). See *definition in the General Plan*.

Discretionary decision

Decisions which require the exercise of judgment or deliberation when the Approving Authority decides to approve or disapprove a particular activity, as distinguished from situations where the City individual, Board, Commission or Council merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

Domestic animal

See [animal, domestic](#).

Dormitory

A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

Downtown Arts and Entertainment District

An area intended to serve as a major, concentrated center of cultural and entertainment uses serving the City and surrounding communities. It consists of all commercially zoned land within an area bounded by properties south of Third Street, west of State Route 91 (the Riverside Freeway), north of properties fronting both sides of Fourteenth Street and east of properties fronting both sides of Market Street.

**Drive-thru business**

Any place of business where customers order and receive goods, including prepared food, by driving to one or more windows.

Driveway

A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure. *See definition in Title 18.*

Driveway, Hollywood

Driveway with a middle planting strip to minimize paved access. *See definition in the Downtown Specific Plan.*

Drop-in center

A facility which operates primarily to provide support services, excluding overnight shelters, for homeless individuals and/or families.

Drop-off recycling center

See [recycling center, drop-off](#).

Drug store

A business where drugs, medicines and other sundries are dispensed and sold.

Dwelling

A building or portion thereof designed for or occupied exclusively for residential purposes, including single-family and multiple family dwellings, but not including hotels, motels, boarding and lodging houses.

Dwelling unit

Two or more rooms in a dwelling designed for or occupied by one family for living or sleeping purposes and having only one kitchen. *See definition in the General Plan.*

Dwelling unit, accessory

Living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

Dwelling unit, auxiliary	A dwelling unit located on a property zoned for single-family residential use which is subsidiary to the primary dwelling unit situated on that property.
Dwelling unit, caretaker	See caretaker living quarters .
Dwelling unit, efficiency	One room with kitchen facilities and with a private bath designed for occupancy by one household.
Dwelling unit, manufactured	A mobile home or manufactured house constructed in full compliance with the National Mobile Home construction and Safety Standards Act intended for occupancy by a single family installed on a permanent foundation in conformance with applicable Zoning regulations.
Dwelling unit, motor home, RV, camper, trailer, etc.	A structure standing on wheels used for short term human occupation.
Dwelling unit, multi-family	A building, or portion thereof, designed for occupancy by two or more families living independently of each other and containing two or more dwelling units. See also apartment house . See <i>definition in the Downtown Specific Plan and the General Plan</i> .
Dwelling unit, second	A dwelling located on a property zoned for single-family residential use which is designed exclusively for single-family residential purposes with a kitchen and sanitation facilities and located on the same lot as the primary dwelling. See <i>definition in the General Plan</i> .
Dwelling unit, single-family	A dwelling designed for occupancy by one family and located on one lot delineated by front, side and rear lot lines. See <i>definition in the Downtown Specific Plan</i> .
Dwelling unit, single-family, attached	Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof. See <i>definition in the Downtown Specific Plan and the General Plan</i> .
Dwelling unit, single-family, detached	A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means. See <i>definition in the General Plan</i> .
19.910.060 “E” Definitions	
Easement	A recorded right or interest in the land that belongs to someone else, which entitles the holder thereof to some use, privilege or benefit out of or over said land. See <i>definition in the General Plan</i> .
Efficiency unit	See dwelling unit, efficiency .
Emergency shelter	See shelter, emergency .
Entertainment	Except as specifically exempted in this Title, "entertainment" means any live entertainment, dancing, disc-jockey-hosted music, karaoke sing-alongs, night clubs, comedy clubs and entertainment clubs.
Entertainment, incidental	Entertainment provided not as the principal means of business, such as a piano and guitar player providing background music within a bar or restaurant and not on a stage and with no dancing.
Entertainment venue, public	A publicly owned or operated facility or any privately operated amusement park having 24 acres or more, which regularly hosts entertainment events open to the general public.

Equipment (large) sales and rentals	Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Equipment (small) sales and rental	Establishments primarily engaged in the sale or rental of small hand operated and human driven tools, compressors, agricultural implements and similar industrial equipment. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Explosive	See the Fire Code as currently adopted by the City.
Exterior building wall	See building wall .

19.910.070. "F" Definitions.

Facade	The exterior wall of a building exposed to public view. <i>See definition in the Design and Sign Design Guidelines.</i>
Family	Any individual or group of individuals living together, as a single housekeeping unit based on personal relationships. Family does not include larger institutional group living situations, such as in a boarding house, hotel or motel.
Farm	Property used for growing or raising agricultural products, including related structures and living quarters and dwellings thereon.
Farmers market, certified	A marketplace, either indoors or out-of-doors, which has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market.
Fence	A solid or open barrier, other than a wall, located above ground and intended to enclose, screen or mark a boundary.
Financial institution	An establishment or facility for the custody, loan, exchange or issue of money, for the extension of credit and for transmission of funds.
Flag lot	See lot, flag .
Flammable	See the Fire Code as currently adopted by the City.
Flood, design	The selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works.
Flood, one-hundred-year	See one-hundred-year flood .
Flood-proofing	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures, primarily for the reduction or elimination of flood damage to lands, water and sanitary facilities, structures and contents of buildings.
Floodway, designated	The channel of a stream and that portion of the adjoining floodplain required to reasonably provide for the construction of a project for passage of the design flood including the lands necessary for construction project levees.
Floor-area	The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls, or from the centerline of walls separating two buildings. "Floor area" includes the area of basements when used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment.

Floor-area ratio (FAR)

The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation. See definition in the Downtown Specific Plan and the General Plan.

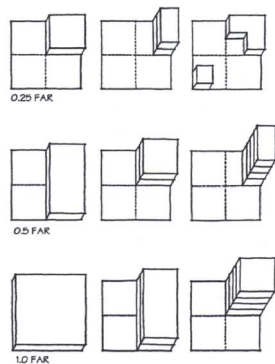
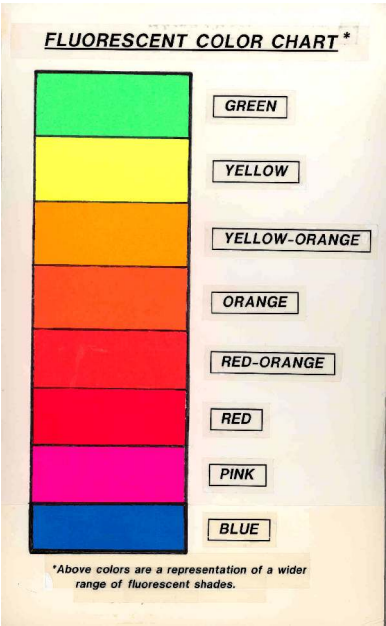


Exhibit from DSP

Examples of floor area ratios

Fluorescent colors

The range of colors created through a synthetic pigmentation process in which ultraviolet light is absorbed and emitted at a different range within the color spectrum of the individual colors. The prohibited colors are listed on the fluorescent color chart as adopted by the City, are kept on file in the Planning & Building Department. The colors shown below represent a wider range of fluorescent shades. See definition in the Downtown Specific Plan.



For an accurate representation of these colors see the sample board on file in the Planning & Building Department under case AM-008-945. A sample board is kept for reference at the public information counter.

Food service business

See [restaurant, food service business](#).

Fraternity or sorority house

A building rented, occupied or owned by a general or local chapter of some regularly organized college fraternity or sorority or by or on its behalf by a building corporation or association composed of members or alumni thereof, and occupied by members of the local chapter of such fraternity or sorority as a place of residence.

Freeway	A divided highway for through traffic with full control of access, with grade separations at all intersections and in respect to which the owners of abutting lands have no direct right or easement of access to or from their abutting land. A freeway is not a street for the purposes of this Title.
Freeway exit	Any location along a freeway where an exit ramp or exit ramps exist.
Front lot line	See lot line, front .
Frontage	That portion of a structure facing a public street and from which the address is normally taken. <i>See definition in the Design Guidelines.</i>
Frontage, building	For the purpose of calculating sign areas, "building frontage" means the linear measurement of exterior walls enclosing interior spaces that are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways. <i>See definition in the Sign Design Guidelines.</i>
Frontage, major street	The street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage, or in cases of dispute as to which street frontage is the major street frontage, the Zoning Administrator shall designate the major street frontage in conjunction with the review of proposed signs.
Frontage, secondary street	A street frontage other than a major street frontage.
Fuel systems – private (above ground tanks)	That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed for private use.

19.910.080. “G” Definitions.

Garage, private	A completely enclosed accessory building or accessory portion of the main building used for shelter or storage of vehicles.
General Plan	The General Plan of the City of Riverside, adopted pursuant to the California Government Code Section 65301 et seq. and adopted by the Riverside City Council. <i>See definition in the General Plan.</i>
Glare	Any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
Granny Flat	See dwelling unit, auxiliary .
Gross acreage	See acreage, gross .

Group housing or home

Any living situation including motels and hotel buildings that are not for temporary use, that accommodates more than six unrelated individuals, and may include but not be limited to the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes for mental patients; (5) licensed homes for the developmentally disabled; and (6) single- room occupancy (SRO) projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living or support sanitary facilities are shared in common between the occupants or where there is a formal program establishing rules of conduct and purpose of the facility. See *definition in the General Plan*.

Guest house

See [dwelling unit, accessory](#).

19.910.090. "H" Definitions.**Habitable floor area**

As defined in the [Building Code](#) as currently adopted by the City.

Hardscape

Decorative elements within yards that may be combined with landscaping. Hardscape includes patios, decks, fountains, walls, art work, walkways, etc. See *definition in the Downtown Specific Plan*.

Height, building

See [building height](#).

Helicraft terms

1. **Approach/departure path** A clear path selected for flight, extending upward and outward from the edge of the landing and take-off area.
2. **Helicopter** A rotary wing aircraft which depends for its support and motion in the air principally upon the lift generated by one or more power-driven rotors rotating on substantially vertical axis.
3. **Heliport** An area, either at ground level or elevated on a structure, which is used or intended to be used for the landing and take-off of helicopters, and includes some or all of the various facilities useful to helicopter operation such as helicopter parking, waiting room, fueling and maintenance equipment.
4. **Helistop** A heliport, either at ground level or elevated on a structure, for the landing and take-off of helicopters, but without auxiliary facilities such as waiting room, hangar, parking, maintenance or fueling equipment.
5. **Take-off/landing area** The area of the heliport where the helicopter actually lands and takes off.
6. **Temporary site** A site for helicraft take-offs and landings to be used on a limited basis not to exceed forty-eight hours.

Historic resources

See [Title 20](#) for definitions and regulations.

Hobby activity

A noncommercial avocation carried on by the occupant of a dwelling as a secondary use, in connection with which there is no stock in trade nor commodities sold upon the premises, no person employed and no mechanical or business equipment used, except such as is customarily incidental to domestic uses.

Home occupation	Any use of a dwelling unit and related property for employment or occupational purposes which is incidental to the residential use of the dwelling unit.
Hospital	As defined in Section 1250 California Health and Safety Code, a health care facility with a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.
Hospital, mental	As defined in Section 1250 California Health and Safety Code, a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for mentally disordered, incompetent, or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.
Hotel/motel, adult	See 9.40.020 .
Hotel/motel, long term stay	A hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.
Hotel, transient	A facility offering transient lodging accommodations to the general public with access to guest rooms provided by interior corridors. All of the accommodations in a hotel shall be for the use of transients. For the purpose of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days period. Up to a maximum of 5 percent of the total number of units can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply to hotels with National Historic Landmark status and during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, bed and breakfast, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. <i>See definition in the Downtown Specific Plan.</i>
Household hazardous waste	A waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or otherwise managed. Household hazardous waste includes waste oil, antifreeze, paint, car/household batteries, herbicides, pesticides, solvents, and pool chemicals.
Hydrozone	A portion of a planted area where plants are grouped according to similar water need.

19.910.100. “I” Definitions.

Improvement	Any construction, building, paving or landscaping which materially adds to the value of a facility, substantially extends its useful life, adapts it to new uses or enhances its physical attributes. It also refers to the construction of streets and related appurtenances as noted in Title 18.
Indoor collection recycling center	See recycling center, indoor collection .
Industrial complex	See complex, industrial .
Installed	Erected, constructed, posted, painted, printed, tacked, glued, or otherwise fastened, fixed, or made visible in any manner whatsoever.
Interior lot	See lot, interior .
Internet café	See arcade .
19.910.110. “J” Definitions.	
Junk	Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, bailing, disposal or other use or disposition.
Junk yard	See salvage yard .
19.910.120. “K” Definitions.	
Kennel	Any public or private facility where four or more dogs or other domesticated animals are kept, boarded or trained, with or without payment of a fee, for the off-premise owners of such animals.
Key lot	See lot, key .
Kiosk	A free-standing structure upon which temporary information and/or posters, notices or announcements are posted.
Kitchen	Any room used, intended or designed to be used, for cooking or the preparation of food.
19.910.130. “L” Definitions.	
Laboratory	A building or portion of a building that contains facilities for testing and analysis of a product, person, animal or portion thereof.
Landscaping	Landscaping includes but is not limited to grasses, ground cover, trees, shrubs and/or other planting, decorative rock or bark.
Legislative	A land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.
Live/work unit	A residential occupancy, by a single housekeeping unit, or one or more rooms or floors in a building which includes: (1) cooking space and sanitary facilities in conformance with City building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. See <i>definitions in the Downtown Specific Plan and the Design Guidelines</i> .

Loading space	An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise of materials and which abuts upon a street, alley or other appropriate means of access.
Lodging house	See boarding house .
Logo	A graphical symbol that represents a concept, idea, or identifier.
Lot	A legally recognized parcel of land abutting on one or more public or City approved private streets. <i>See definitions in the Title 18 and the General Plan.</i>
Lot area	The total horizontal area within the lot lines of a lot, except that in the RA-5 Zone, "lot area" includes that portion of the adjoining street or streets measured from the street centerline or centerlines.
Lot, corner	A lot situated at the intersection of two or more streets, having an angle of intersection of not more than one hundred thirty-five degrees. Add Graphic Here
Lot, corridor access	See lot, flag .
Lot depth	The horizontal distance between the front and rear lot lines, measured from the midpoint of the front lot line to the midpoint of the rear lot line.
Lot, flag	<i>See definition in Title 18</i>
Lot, interior	A lot other than a corner lot.
Lot, key	The first lot to the rear of a reversed corner lot and not separated by an alley. Add Graphic Here
Lot, panhandle	See lot, flag .
Lot, Planned Residential Development (PRD)	A designated portion of or division of land, air space or combination thereof within the boundaries of a planned residential development which does not meet the definition of a lot. A PRD lot may be approved by the Approving Authority as part of a planned residential development permit. A PRD lot, if so approved, need not have frontage on a public street or otherwise comply with the requirements of the underlying zone, or Title 18, except as provided by this Title.
Lot, reversed corner	A corner lot, the side street line of which is substantially a continuation of the front line of the lot line of the lot to its rear.
Lot, through	A lot having frontage on two parallel or approximately parallel streets, excluding where access has been relinquished along one of the frontages.
Lot width	The horizontal distance between the side lot lines, measured at right angles to the lot depth at the building setback line.
Lot-line	A line defining an exterior boundary of a lot. Add Graphic Here

Lot-line, front	The line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.
Lot-line, rear	A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.
Lot-line, side	Any boundary line not a front lot line or a rear lot line.
Lot-line, zero	See zero lot line .

19.910.140. “M” Definitions.

Major street frontage	See frontage, major street .
Mall	A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. Any concentration of retail stores or service establishments that share customer-parking areas and are located within an enclosure having public walkways whereby a customer in one store or establishment may walk to another store or establishment without leaving the enclosure.
Mansard roof	A sloped, decorative roof element attached to the face of a building wall. <i>See definitions in the Design and Sign Design Guidelines.</i>
Manufacture	To assemble, fabricate, compound, treat, etc. in order to produce something.
Manufactured dwelling unit	See dwelling unit, manufactured .
Massing	The unified composition of a structure's volume, affecting the perception of density and bulk. <i>See definition in the Downtown Specific Plan.</i>
Material processing facility (MPF)	A facility where source separated (presorted) recyclable materials are further sorted and separated, then bulked or converted for reprocessing, by hand or by use of machinery.
Material recovery facility (MRF)	A solid waste facility where mixed municipal solid waste is sorted or separated, by hand or by use of machinery, for the purpose of recovering recyclable materials.
Mini-mart	See store, mini-mart .
Mini-warehouse	See commercial storage .
Mixed use development	A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. <i>See definitions in the General Plan, Design Guidelines and Downtown Specific Plan.</i>

Mobile home	A State licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels or skirting. <i>See definition in the General Plan.</i>
Mobile home, building line	A line parallel with the front mobile home space line or access drive and distance therefrom the depth of the required front yard.
Mobile home, park	A lot or contiguous group of lots intended for residential use where residence is in mobile homes exclusively or where ownership is by condominium association, in lieu of mobile homes, said development is occupied exclusively by factory-built dwellings approved by the State of California and established on permanent foundations.
Mobile home, space	A plot of ground within a mobile home park abutting one or more access drives, designed for the accommodation of one mobile home.
Mobile medical unit	Medical equipment contained within a van, motorized coach or trailer capable of being transported from place to place.
Mobile recycling unit	See recycling unit, mobile .
Model Homes	An unoccupied residential unit in a residential subdivision, typically located in a residential structure ultimately planned for sale as part of the subdivision, used for the temporary marketing and sales of homes within the subdivision. Attached condominium and townhouse units may also be used as a model home.
Modulation	A stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Motel, Long Term Stay	See hotel/motel, long term stay .
Motel, transient	A facility offering transient lodging accommodations to the general public with access to guest rooms provided by exterior walkways. All of the accommodations in a motel shall be for the use of transients. For the purposes of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days or less, or a total of no more than 60 calendar days within a 180 consecutive calendar day period. Up to a maximum of 5 percent of the total number of rooms can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. <i>See definition in the Downtown Specific Plan.</i>
Multi-family dwelling unit	See dwelling unit, multi-family .

Multi-tenant indoor sales center

Any store where merchandise is offered or displayed for sale or exchange and in which the sales area has been subdivided to allow for individual sales booths which are available for lease to individual tenants. For purposes of this definition, areas bounded by permanent floor-to-ceiling walls or windows, in which all entryways are capable of being closed and locked, shall be considered separate stores and not subdivisions of one store. No store in which one vendor occupies at least eighty percent of the floor area used for sale of goods shall be considered a multi-tenant indoor sales center. For purposes of this definition, a vendor is each person offering goods for sale in a store who is subject to a permit from the State Board of Equalization to engage in or conduct business as a seller at that store. Each such vendor shall be deemed a tenant in that store. The term multi-tenant indoor sales center is interchangeable with and applicable to flea markets, swap meets or other similarly named or labeled activities; but the term does not include the usual grocery supermarket operations, antique malls, second hand/thrift stores or department stores.

Multi-tenant site

See [center, multi-tenant site or center](#).

19.910.150. "N" Definitions.

Net acreage

See [acreage, net](#).

Nightclub

An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use: (1) live, recorder or televised entertainment, including but not limited to performance by magicians, musicians or comedians; (2) dancing.

Non-conforming lot

A lawfully established parcel of land that does not conform with the current standards of the zone in which it is located, including lot area, lot width and lot depth.

Nonconforming structure

A lawfully built structure that does not conform with current standards of the zone in which it is located, including front setback, side setback, rear setback, height, coverage, distances between structures and parking facilities.

Nonconforming use

A lawfully established use of a building or land, which use was lawfully established, but which does not conform to the current regulations. *See definition in the General Plan.*

Nuisance

An act or condition, when performed or existing upon a parcel of land or structure, that is considered dangerous or potentially dangerous to public health, safety or welfare, degrades the appearance and value of surrounding properties or can cause damage to public rights-of-way.

19.910.160. "O" Definitions.

Office complex

See [complex, office](#).

One-hundred-year flood

The highest level of flooding that, on the average, is likely to occur once every one hundred years. The term also means that level of flooding having a one percent chance of occurring each year.

Open space, common usable

See [common usable open space](#).

Open space, private usable

See [private usable open space](#).

Orchard

See [farm](#).

Outdoor dining	Dining facilities consisting of tables, chairs and similar furniture located out-of-doors adjacent to an indoor eating establishment.
Outdoor display of incidental plant material	Live plant materials displayed outdoors in conjunction with a primary business.
Outdoor food preparation	Food preparation facilities consisting of equipment for the cooking of food and preparation located out-of-doors adjacent to an indoor eating establishment.
Outdoor Sales, display and storage	An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement.

19.910.170. "P" Definitions.

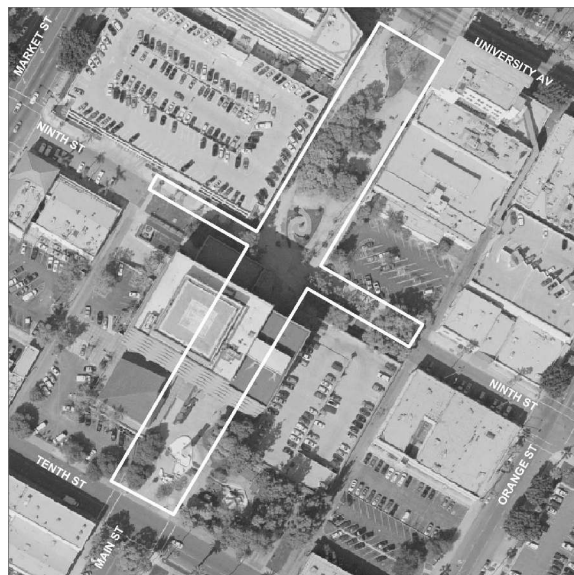
Pad, building	See building pad .
Panhandle lot	See lot, flag .
Parapet wall	The portion of the exterior building wall that extends entirely above the roof line. <i>See definitions in the Design Guidelines and the Downtown Specific Plan.</i>
Parking area, public	An open area, other than a street, alley or place, used for the temporary parking of more than four vehicles and available for public use whether free, for compensation, or as an accommodation for clients or customers.
Parking garage	A structure or building designed and maintained exclusively for the temporary parking or storage of more than four vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.
Parking lot sale	Outdoor sale, conducted by the proprietor, of products normally sold inside a re retail establishment on the property.
Parking space, vehicle	An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards.
Parolee	An individual as follows: <ol style="list-style-type: none"> 1) convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision of a federal probation/parole officer; 2) who is serving a period of supervised community custody as defined by State Penal Code 3000, following a term of imprisonment in a State prison, and is under the jurisdiction of the California Department of Correction, Parole and Community Services Division; or 3) an adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a Youth Authority parole officer.

Parolee/Probationer Home

Any residential structure or unit, whether owned and/or operated by an individual or for-profit or non-profit entity, which houses two or more parolees/probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee/probationer and/or any individual or public/private entity on behalf of the parolee/probationer, excluding parolees/probationers who reside in alcohol and/or drug free residential recovery homes as defined in this Title.

Pedestrian Mall

A pedestrian mall is established and is described as follows: Main Street between the southerly line of Sixth Street and the northerly line of Tenth Street including as part of the mall the intersection of Main Street with Ninth Street but excluding from the mall the intersections of Main Street with Seventh Street and Eighth Street; and Ninth Street between the westerly line of Main Street and the easterly line of the alley between Main Street and Market Street; and Ninth Street between the easterly line of Main Street and the westerly line of the alley between Main Street and Orange Street. *See definition in the Sign Design Guidelines.*

**Permanent emergency shelter**

See [shelter, permanent emergency](#).

Permit

A document issued by the Planning and Building Department allowing a person to begin an activity provided for in the Zoning Code.

Planned residential development

Two or more dwelling units together with related land, buildings and structures planned and developed as a whole in a single development or a programmed series of developments that require discretionary approval and involve the creation of a Home Owners Association to provide for maintenance of common facilities within the development in accordance with the requirements of Chapter 19.xxx.

Plant nursery

Any site or facility where nursery plants and related gardening materials and supplies are sold within a defined, approved, physically enclosed area.

Play areas incidental to a restaurant

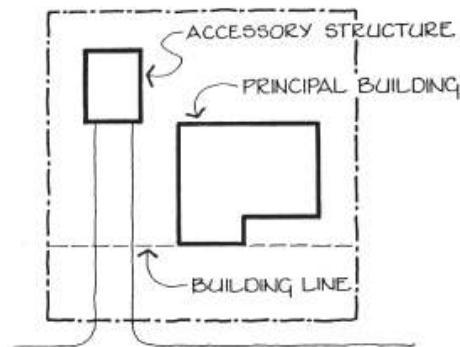
An improved and equipped area for small children to play in.

Plot plan

See [site plan](#).

Principal, building

A building in which the primary use of the lot on which the building is located is conducted.



Private usable open space

Open areas devoted exclusively to the private recreation and leisure use of one dwelling unit, contiguous to the unit, delineated by a wall, fence, or as otherwise approved.

Probationer

A person who has been convicted of a felony or misdemeanor and who has received a suspension in the imposition or execution of their sentence and has received conditional and revocable release in the community under the supervision of a probationer officer, as provided under California Penal Code Section 1203 or any successor provision thereof.

Projection

The distance as established by this code by which a sign extends beyond the building wall or the street property line. *See definition in the sign Design Guidelines.*

Public entertainment venue

See [entertainment venue, public](#).

Public, right of way

See [right-of way](#).

Public Use of public property

Public Use of Public Land – the use of property owned by a government entity for any governmental purpose or for any activity available to the public, including any recreational, civic, educational, cultural, or public utility use.

Pumpkin sales lot

A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, pumpkins and related holiday items.

19.910.180. “Q” Definitions.

Quasi-judicial (discretionary)

See [discretionary decision](#).

19.910.190. “R” Definitions.

Rear lot line

See [lot line, rear](#).

Recreational vehicle

See [vehicle, recreational](#).

Recycle

The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycling center, buy-back	A facility which pays a fee for the delivery and transfer of ownership to the facility of source separated materials for the purpose of recycling or composting.
Recycling center, California beverage container	A facility designed to only recycle California beverage containers (e.g., reverse vending machines).
Recycling center, drop-off	A facility which accepts delivery or transfer of ownership of source separated materials for the purpose of recycling or composting without paying a fee.
Recycling center, indoor collection	A beverage container recycling facility located within a completely enclosed building operating solely for the purpose of collecting, sorting, temporarily storing and redeeming beverage containers as defined by this Title.
Recycling facility, beverage container	A site where beverage containers as defined in this Title may be redeemed for cash or other compensation. Said facility may be a reverse vending machine(s), mobile recycling unit or indoor collection center.
Recycling unit, mobile	A properly licensed automobile, truck, trailer or van which is used for the collection of recyclable beverage containers. Also included in this definition are bins, boxes or containers transportable by said vehicles.
Religious assembly	A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.
Residential care facility	See group housing or home .
Rest home	See convalescent home .
Restaurant, sit down	An establishment maintained, operated and/or advertised or held out to the public as a place where food and beverage are prepared on-site and served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths or counters, with chairs, benches or stools.
Restaurant, take-out	A facility which sells prepared food from inside a building for consumption primarily off the site.
Reverse vending machine,	An automated mechanical device which accepts one or more types of empty beverage containers including but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit voucher for not less than the redemption value of the container as determined by the state. A reverse vending machine may sort and process containers mechanically provided the entire process is enclosed within the machine.
Reverse vending machine, bulk type	A reverse vending machine occupying more than fifty square feet or a group of two or more machines occupying an aggregate of one hundred square feet or more or a single machine or group of machines having an overall height of ten feet or more.
Reversed corner lot	See lot, reversed corner .
Right-of-way, public	Any place which is dedicated to use by the public for pedestrian and vehicular travel, an includes, but is not limited to, a street, sidewalk, curb, gutter. Crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, viaduct, subway, tunnel, bridge, thoroughfare, park square and other similar public way. <i>See definitions in Title 18 and the General Plan.</i>

Roof	The cover of any building, including the eaves and similar projections.
Roof line	In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended facade or parapet, the uppermost height of the said facade or parapet.

19.910.200. “S” Definitions.

Saloon	See bar .
Salvage yard	Any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment or wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.
Scale	Proportionate size judged in relation to an external point of reference. <i>See definition in the Downtown Specific Plan.</i>
School	Any child or day care facility, or an institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university.
School, professional institution of higher education	A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.
School, vocational	A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.
Second dwelling unit	See dwelling unit, second .
Secondary street frontage	See frontage, secondary street .
Secondhand store	A retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.
Semi-public	A use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.
Senior housing	A housing facility consisting of 3 or more dwelling units the occupancy of which is limited to persons 55 years of age or older

Separate interest

Has the following meanings:

1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d).
2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f).
3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space.
4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m).

Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.

The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.

Service station

See [vehicle fuel station](#).

Setback

The distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. *See definition in the General Plan.*

Setback building line, front

A line parallel with the front lot line or planned street line and located at the required front yard setback.

Setback building line, rear

A line parallel with the front lot line or planned street line and located at the required rear yard setback.

Setback, building line, side

A line parallel with the front lot line or planned street line and located at the required side yard setback.

Shared parking

The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.

Shelter, emergency

A facility that provides temporary overnight shelter for persons with no permanent housing. Such facilities may offer services to meet basic needs such as food, clothing, and limited medical care. Other permitted operations of individual facilities are defined through conditions of approval imposed upon each permitted facility. *See definition in the General Plan.*

Shelter or housing, transitional

Residential accommodations for two or more persons unrelated by blood, marriage, or legal adoption, including support/counseling services for homeless individuals and/or families. The intent of this type of facility is to provide a stable environment for the homeless and to facilitate self-sufficiency. This type of facility typically involves a situation wherein the resident is accountable to the owner/operator for his location and conduct among other factors. The use of United States Department of Housing and Urban Development repossessed single-family residences for shelter purposes shall not be defined as "transitional shelter." *See definition in the General Plan.*

Shelter, permanent emergency	A facility operating year round to provide nightly shelter for homeless individuals and/or for families. The intent of this type of facility is to provide short duration emergency shelter.
Shopping Center	Same as complex, commercial .
Side lot line	See lot line, side .
Single-family, attached, dwelling unit	See dwelling unit, single family, attached .
Single-family, detached, dwelling unit	See dwelling unit, single family, detached .
Single-family dwelling unit	See dwelling unit, single family .
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. See <i>definition in the General Plan</i> .
Site, building	The ground area of a building or group of buildings together with all open spaces as required by this Title.
Site plan	A plan drawn to scale, showing uses and structures proposed for a property.
Solid waste	All putrescible and nonputrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. See <i>definition in the General Plan</i> .
Sorority house	See Fraternity or sorority house .
Special boulevard	A boulevard so designated by the City of Riverside General Plan Circulation Element Map, Figure CCM-4, " Master of Plan Roadways ".
Specific Plan	A tool authorized by Government Code §65450, et. Seq. For systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures., including financial measures pursuant to Government Code 65451.
Stable, private	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.
Stable, public	A stable other than a private stable.
Statuary	A three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.

Stock cooperative	<p>A development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.</p> <p>A "stock cooperative" includes a limited equity housing cooperative which is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code.</p>
Store, department	A retail facility that sells clothing, appliances, furniture or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.
Store, mini-mart	A retail establishment that provides a limited volume and variety of commonly consumed goods and intended to provide quick service.
Story, building	<p>A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.</p> <p>Add Graphic Here</p>
Street	<p>A public way designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place or other designation, but not including an alley. <i>See definition in Title 18.</i></p>
Street line	The boundary line between a street and abutting property.
Street, side	That street bounding a corner lot and which is generally parallel to the side lot line.
Structural alterations	See Building Code as adopted by the City.
Structure	See Building Code as adopted by the City.
Structure, nonconforming	See nonconforming structure .
Student housing	A structure specifically designed for a long-term stay by students of a college or university for the purposes of providing rooms for sleeping purposes.
Studio unit	See dwelling unit, efficiency .

Subdivision	The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State. <i>See definitions in Title 18 and the General Plan.</i>
Subdivision sales trailer	Temporary sales office on a property whereon a finalized map has been lawfully issued to construct a permanent buildings. The temporary quarters may be used for construction office may be situated in a trailer, motor home or mobile home.
Substantial improvement	<p>Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the actual cash value of the structure either:</p> <ul style="list-style-type: none"> A. Before the improvement is started; or B. If the structure has been damaged and is being restored, before the damage occurred. <p>Substantial improvement is started when the first alteration of any structural part of the building commences.</p>
19.910.210. "T" Definitions.	
Tattoo/body piercing parlor	Tattoo/body piercing parlor means a business establishment where tattooing or body piercing is performed.
Tattooing	To insert a pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, to produce an indelible mark resulting in a design, picture or words visible through the skin. Tattooing does not include those services performed by a physician licensed in the State of California to perform this type of work or beauty salons/spas which perform incidental permanent cosmetic procedures, limited to the application of permanent eyeliner, eye shadow, eyebrows and lip color.
Tavern	See bar .
Telecommuting	The act of an individual conducting any business activity from the individual's usual place of residence via telephone, computer, modem, facsimile machine and/or similar means of communication in the capacity of an employee where the employer's business is regularly conducted from a location other than the individual's place of residence.
Telephone, outdoor pay	A telephone for hire located on private property, not within a building used for additional purposes with controlled access by means of a door or doors that may be locked.

Temporary use A land use of short duration, either indoor or outdoor, for commercial or noncommercial purposes, which is not specifically permitted in the zoning district in which the property is located, but which by general community consensus is an acceptable activity due to its close relationship to a permitted use, its positive effect on public health, safety or welfare and/or its close relationship with the social or cultural fabric of the City and may be permitted with a temporary use permit.

Through lot See [lot, through](#).

Townhouse A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit. *See definition in the General Plan.*

Transfer station A collection and transportation facility used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities.

Transitional shelter or housing See [shelter or housing transitional](#).

Trash See [solid waste](#).

19.910.220. “U” Definitions.

University See [school, professional institution of higher education](#).

Use The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained. *See definition in the General Plan.*

Use, nonconforming See [nonconforming use](#).

19.910.230. “V” Definitions.

Vapor Recovery Operations An operation for cleaning up fuel-contaminated soils.

Variance Pursuant to Section 65906 of the Government Code, a land use action that allows for deviation from the terms of the Zoning Code under specified conditions and specifically, when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Code would deprive that property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Vehicle Any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water or air.

Vehicle fuel station Vehicle fuel stations, include outdoor fuel dispensing and indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, and the sale of food, non-alcoholic beverages, beer, wine and sundry items of convenience to the motorist, but excluding painting, body work, steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental.

Vehicle impound yard	An open area used exclusively for the storage of automobiles, motor vehicles and recreational vehicles impounded pursuant to order of a public law enforcement agency or insurance organization licensed to conduct business in the State, and stored solely for the purposes of law enforcement investigation, insurance investigation, title clearance and transfer and/or litigation. This definition does not include the dismantling or disassembly of vehicles except pursuant to litigation, the sale of vehicle parts nor the storage of non-impounded vehicles or their parts.
Vehicle, recreational	A vehicle for non-commercial, recreational use, including a motor home, travel trailer, camper, fifth wheel, horse trailer or trailers designed to carry recreational vehicles such as water craft or off-road vehicles.
Vehicle repair facility, major	Any facility offering any of the vehicle repair and improvement services as defined in Vehicle Repair Facility (Minor) and also including engine and transmission overhauls, vehicle restorations, upholstery, convertible top repairs and installations, paint and body work, and other similar services as determined by the Zoning Administrator.
Vehicle repair facility, minor	Any facility that offers minor vehicle repairs and improvements, including lubrication, battery service, brake and wheel service, accessory and tire installation and service, engine adjustments, tune-ups, electrical work, front-end alignment, exhaust system repair, brake servicing, stereo installation, vehicle detailing, window tinting, the repair and servicing of transmissions, but only when such transmission service and repair facility is located within an automobile service center complex as defined in the Zoning Code, and other similar services as determined by the Zoning Administrator.
Vehicle sales	The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental or lease of two or more new or used vehicles.
Vehicle wash facility	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment open to the public and not associated with private fleet maintenance which are incidental to fleet use..
Vehicle wrecking	The dismantling or wrecking of used vehicles, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts, either indoor or outdoor.
Vehicular storage yard	Any lot, area, parcel, building, structure or part thereof, used for the storage, collection or abandonment of vehicles.
Veterinary clinic, small animal hospital	A place for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels, except that overnight care incidental to medical treatment and short-term boarding is permitted. This use may be incidental to pet store services.
Vocational schools	A technical, trade or self-improvement school providing highly specialized technical courses or a limited range of technical courses not recognized by accrediting organizations.

19.910.240. "W" Definitions.

Wall	A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary and/or enclose an area.
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Wall, building	See building wall .
Wall, parapet	See parapet wall .
Warehouse	A building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not “commercial storage” as defined in this Title.
Wholesale	The sale of goods by bulk for resale purposes and not for direct use or consumption.
Wireless telecommunication facilities	<p>A broad range of telecommunications services that enable people and devices to communicate independent of location. This includes the current technologies of cellular communications and personal communications services. This excludes noncommercial antennas, radio and television signals, and noncommercial satellite dishes. The following definitions pertain to the regulation of telecommunications uses:</p> <ol style="list-style-type: none"> 1. Amateur Radio Station Antenna. See “Antenna, amateur radio”. 2. Antenna, Antenna Array, Wireless Antenna Array, or Wireless Telecommunications Antenna Array. One or more rods, poles, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antennas (whip), directional antennas (panel), and parabolic antennas (disc), but excluding any support structure as defined below. 3. Building-mounted. Mounted to the side or facade of a building, or to the side of another structure such as a water tank, church steeple, freestanding sign, or similar structure, but not to include the roof of any structure. 4. Co-location. The use of a common wireless antenna facility, or a common site, by two or more providers of wireless services, or by one provider of wireless services for more than one type of telecommunications technology. 5. FCC. The Federal Communications Commission. 6. Fixed Wireless Antenna Facility. An un-staffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation, and an equipment facility or subterranean vault to house accessory equipment, which may include cabinets, pedestals, shelters, and similar protective structures. 7. Fixed Wireless Services. Any personal wireless services as defined in the Federal Telecommunications Act of 1996, including federally licensed wireless telecommunications services consisting of cellular services, personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging, and similar services that currently exist or that may be developed in the future.

Wireless telecommunication facilities continued

8. **Ground-mounted.** Mounted to a base (e.g., pole, monopole, tower or other freestanding structure specifically constructed for the purpose of supporting an antenna or wireless communication facility) placed directly on the ground.
9. **Mast.** A support structure that is constructed for the specific purpose of elevating a satellite earth station antenna in order to receive broadcast signals of an acceptable quality.
10. **Monopole.** A structure composed of a single spire, pole, or tower used to support antennas or related equipment.
11. **Roof-mounted.** Mounted above the eave line of a building.
12. **Satellite Earth Station.** A parabolic or dish-shaped antenna or other apparatus or device that is designed for the purpose of receiving or transmitting signals for voice, video, or data.
13. **Stealth Facility.** Any communication facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a building or other concealing structure, and shall include and mean any concealed antenna.
14. **Support Structure or Wireless Telecommunications Antenna Array Support structure.** A freestanding structure that is designed and constructed for the specific purpose of supporting an antenna array and that may consist of a monopole, a mast, a self-supporting lattice tower, a guy-wire support tower, or other similar structures.
15. **Wireless Telecommunication Antenna Facility or Wireless Telecommunications Antenna Array.** An un-staffed facility for the transmission or reception of wireless telecommunications services, commonly consisting of an antenna array, connection cables, a support structure to achieve the necessary elevation, and an equipment facility or subterranean vault to house accessory equipment, which may include cabinets, pedestals, shelters, and similar protective structures.
16. **Wireless Services or Wireless Telecommunications Services.** Any personal wireless services as defined in the Federal Telecommunications Act of 1996, including federally-licensed wireless telecommunications services consisting of cellular services, personal communications services (PCS), specialized mobile radio services (SMR), enhanced specialized mobile radio services (ESMR), paging, and similar services that currently exist or that may be developed in the future.

Worm farm

The growing of earthworms for commercial or noncommercial purposes in worm beds or other delineated areas or structures, and the use of certain appurtenant structures such as sunshades and packing shades which are utilized in the operation of a worm farm.

19.910.250. "X" Definitions.

Xeriscape

A water-conserving method of landscaping in arid or semiarid climates.

19.910.260. "Y" Definitions.

Yard

An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Title.

Yard, front	A yard extending across the full width of the lot located between the front lot line or planned street line and the front building setback line.
Yard, level	A yard with a slope of no more than five percent.
Yard, rear	A yard extending across the full width of the lot located between the rear lot line and the rear building setback line.
Yard, side	A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest part of the side lot line toward the main building.

19.910.270. “Z” Definitions.

Zero lot line	The location of a building on a lot in such a manner that one or more of the building’s walls is situated directly on the lot line or property line.
Zoning	A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. The Zoning Code consists of a map and text. <i>See definition in the General Plan.</i>
Zoning Administrator	The Planning Director or his or her designee who is authorized to act as the Zoning Administrator according to the procedures set forth in the California Government Code and this Title. <i>See definition in Title 18.</i>